

CHADDS FORD TOWNSHIP

PLANNING COMMISSION MINUTES

Wednesday, April 9, 2008

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, April 9, 2008. In attendance were Chairman William Taylor, Vice-Chairman Maurice Todd, Paul Vernon, Gary Whelan and Joe Barakat. Township Engineer, Joe Mastronardo of Pennoni Associates, Inc., was also in attendance.

CALL TO ORDER

Mr. Taylor called the meeting to order at 7:35 P.M.

PUBLIC COMMENT - None

MINUTES

The Planning Commission (Whelan/Vernon) motioned and approved the Minutes of the March 12, 2008 meeting.

Sugarloaf Farm Subdivision (Hineman – Webb Road)

Representing this applicant was Matthew Houtmann of G.D. Houtman & Son, Inc. who gave an overview of Donald Hineman's subdivision plan for this 143 +/- acre property on Webb Road creating Lot #2 (2.95 acres) for Ronald Hineman to build a home. Lot #1 will remain with the existing dwelling. Lot #2 was positioned after giving consideration for future access to the remaining property. Sewage testing remains to be done. Storm water management is shown on the plan. On site water is being proposed.

Following discussion of items in the April 7, 2008 Pennoni Associates, Inc. review letter, this plan will be revised and resubmitted after completion of percolation testing.

Woodland Drive Associates - 51 Woodland Drive

Matthew Houtmann of G.D. Houtman & Son, Inc. represents Woodland Drive Associates. At the last Planning Commission there was discussion about the necessity of landscaped islands at either end of the parking lot immediately adjacent to the building. This was accomplished by an adjustment to the building on the westerly side and reconfiguration of the parking spaces. The applicant has agreed to add a five foot high white stockade privacy fence along the rear (easterly) property line after a request from a resident at last month's meeting. The applicant would prefer not to permit a "Left Turn Only" sign at the exit onto Woodland Drive. Mr. Todd suggested instead that the a sign be worded to direct all traffic to Route 202 North and South to the left. The applicant has decided not to plant trees on one of the neighboring resident's property. Mr. Houtmann requested a waiver for consideration of this plan as preliminary/final plan. Mr. Mastronardo stated that he reviewed this plan as a final plan. Mr. Houtmann commented that the applicant will comply with all of the comments in the April 7, 2008 Pennoni Associates, Inc. review letter.

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Woodland Drive Associates - 51 Woodland Drive (cont.)

The Planning Commission (Whelan/Todd) recommended that the Board of Supervisors approve this plan subject to inclusion of details outlined in Item #3 (curbs and edging for handicapped access); Item #7 (transition edging for upright curb); Item #5 (completion of soils testing) of the April 7, 2008 Pennoni Associates, Inc. review letter; and grant the waiver requested for this plan to be considered as a final plan.

Garnet Ford

Matthew Houtmann of G.D. Houtman & Son, Inc. represents Garnet Ford and Brad Hendrixson in this application for five additions to their property on the west side of Route 202. At the southwest corner of the building additional detail shop areas are being proposed over existing macadam. Additional office/showroom space is being proposed over existing concrete. A canopy at the southeast corner of the site and

two small vestibules are being proposed. There has been a slight modification to parking at the rear of this facility. There will be no increased sewer usage. There is no additional impervious coverage. Mr. Houtmann commented on the items in Pennoni Associates, Inc. April 7, 2008, review letter. Mr. Jensen mentioned that some of the landscape buffer between Garnet Ford and the DNB Bank site has been removed and should be restored. Mr. Hendrixson stated that this would be replaced.

In discussing Item #4 regarding handicapped parking spaces, Mr. Houtmann explained that his calculation was based on his interpretation of how much square footage of floor area is open to visitors (6,460 s.f. divided by 200 = 32 parking spaces = 2 handicapped spaces). Mr. Jensen commented that one space may need to be van accessible and there may need to be three spaces total. Mr. Mastronardo asked that notes be added to the the plan have detailing how many parking spaces are employee, visitor, and storage/display.

The Planning Commission (Whelan/Vernon) recommended that the Board of Supervisors approved this plan subject to satisfaction of the items in Pennoni Associates, Inc. April 7, 2008 review letter, specifically Item #3 regarding low level plantings along Route 202 (similar to what exists at the Garnet VW site); Zoning Officer Mr. Jensen's determination of the number of handicapped parking spaces required; and restoration of the landscaped buffer along the northerly property line adjoining the DNB Bank site.

ADJOURNMENT

Upon a motion and second (Todd/Vernon) meeting was adjourned at 8:25 P.M.

Gail G. Force, Secretary